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Leveraging Transit: Transit-Oriented Development (TOD)

More than half of District residents live within a 20-minute walk of a transit station and nearly every District resident lives within a 10-minute walk of a bus stop. However, the city's multi-billion dollar transit system is not fully utilized as a resource to accommodate growth and enhance the livability of our neighborhoods. The city is committed to leveraging its public assets to improve the quality of life and economic health of its neighborhoods.

What is Transit-Oriented Development (TOD)?

A land use strategy that capitalizes on bus and rail assets to stimulate and support vibrant, compact, diverse and accessible neighborhood centers and to accommodate new growth. It is development that:

- Occurs within 1/2 mile of a transit stop
- Is linked to a grid of walkable and bikeable streets
- Contains a rich mix of uses — retail, residential, office
- Has appropriate treatment of parking — at rear, away from sidewalk, reduced requirements
- Calls for a mix of housing types and sizes
- Has densities appropriate to its setting

What are the Benefits of TOD?

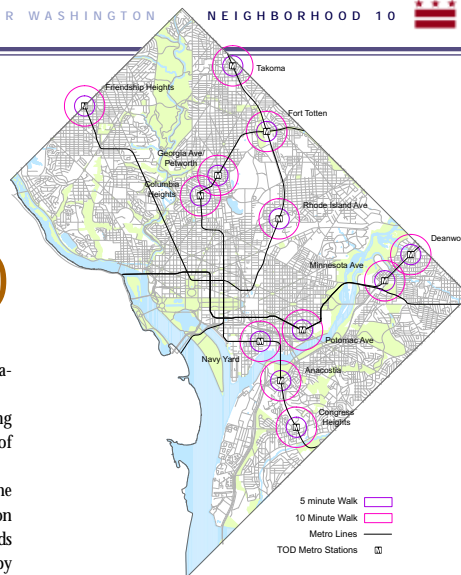
- Directs growth towards transit stations and corridors to maximize that investment and minimize the impacts of growth on neighborhoods

- Helps leverage Washington's efforts to retain, stabilize and grow its residential population
- Conserves the environment by re-focusing regional growth and development to areas of existing infrastructure
- Offers a wide-range of attractive mixed-income housing stock for a diverse and dynamic population
- Integrates into and enhances existing neighborhoods
- Reduces the need for private automobiles by making transit easier and more attractive to access and utilize
- Strengthens the city's fiscal well being

What has the city accomplished so far?

To improve the quality of life and economic health of the city's neighborhoods, a Mayoral Task Force on TOD has prepared recommendations for making development in "TOD Districts" a priority. Recommendations include:

- Creating a consistent vision
- Training community leaders to be active participants in planning and development
- Committing to a program of 3 to 4 Transit Area Plans for the next 3 years
- Adopting innovative zoning for TOD Districts
- Using public investments to support transit-oriented projects
- Streamlining the development process
- Supporting and adopting innovative practices



ABOVE: Many of the District's transit stations provide an opportunity to create safe, vibrant and accessible centers for communities throughout the city.

- (ex., car sharing; Location-Efficient Mortgages)
- Demonstrating regional leadership to prevent urban sprawl and re-focus regional development in existing centers around transit
- Utilizing partnerships to strengthen transit-areas and establishing Live-Near-Work and Employee-Assisted Housing Programs near transit for major employers
- Following the Principles of Transit-Oriented Development: A defined center; Connectivity to other destinations; Quality Public Realm; Safe Pedestrian-friendly environment; Mix of uses; Appropriately located and innovatively managed parking

For more information on the city's TOD strategy, contact the Office of Planning at (202) 442-7600.

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Partnering with Anchor Institutions

The success of neighborhood revitalization in Washington ultimately relies on the development of key partnerships with anchor institutions and organizations that have the capacity to link residents to a range of housing-related services and job opportunities. Many institutions have a stake in Washington being a well-run, safe and attractive city that provides good services to those who live, work and visit here. Potential partners include: Federal Government Agencies; Universities and Hospitals; Private Employers; Community-Based Organizations (CBOs); Faith-Based Organizations; District of Columbia Residents.

What are the benefits of partnering with anchor institutions?

Revitalization opportunities of anchor institutions can include active involvement in economic development through housing and employment; technical assistance; beautification; cultural and philanthropic contributions and activities; and educational programs and assistance to the city's schools. Specific examples for partnerships might include:

- Employee Assisted Housing Programs allow employ-

ers to achieve their business objectives, help DC residents realize their dream of homeownership, and benefit the city and its neighborhoods through increased homeownership and investment. 181,000 federal employees work in the District. Federal agencies - such as the Department of Transportation headquarters at the Southeast Federal Center - can play a key role in neighborhood revitalization by creating incentives for their employees to live near their work.

- *University and Health-Care based revitalization.* Eight out of the top ten private employers in Washington are either universities or hospitals or both. Capital improvements — such as library expansions, new dormitories, or new research and academic facilities hold the potential for catalyzing economic revitalization.

The District will look to strengthen and expand upon these partnerships by:

- Encouraging institutions to support the balanced development of their immediate neighborhoods
- Encouraging institutions to grow in new locations beyond their traditional boundaries, such

as along the city's waterfronts and in transforming campuses such as St. Elizabeths

- Encouraging faculty and staff to make their homes in all of the city's neighborhoods
- Supporting the development of a range of housing types so that students are retained in the city after graduation

To find out about how your organization can partner with the city and access its many incentive programs, contact the Office of the Deputy Mayor for Planning and Economic Development at (202) 727-6365.

Top Employers in DC

1	GEORGE WASHINGTON UNIVERSITY
2	GEORGETOWN UNIVERSITY
3	WASHINGTON HOSPITAL CENTER
4	HOWARD UNIVERSITY
5	CHILDREN'S NATIONAL MEDICAL CENTER
6	FANNIE MAE
7	WASHINGTON POST
8	POTOMAC ELECTRIC POWER COMPANY (PEPCO)
9	GEORGETOWN UNIVERSITY HOSPITAL
10	AMERICAN UNIVERSITY
11	PROVIDENCE HOSPITAL
12	HOWARD UNIVERSITY HOSPITAL
13	MARRIOTT WARDMAN PARK HOTEL
14	GREATER SOUTHEAST HEALTH CARE SYSTEMS
15	CATHOLIC UNIVERSITY OF AMERICA
16	SAFEWAY STORES
17	KPMG PEAT MARWICK, LLP
18	HYATT REGENCY HOTEL CORPORATION
19	BLUE CROSS & BLUE SHIELD OF THE NATIONAL CAPITAL AREA
20	ANDERSON CONSULTING
21	BELL ATLANTIC OF WASHINGTON, DC
22	GEORGE WASHINGTON UNIVERSITY HOSPITAL
23	UNICCO SERVICE COMPANY
24	HECHT COMPANY
25	GALLAUDET UNIVERSITY

NOTE: RANKED BY SIZE OF WORKFORCE. SOURCE: DC DEPARTMENT OF EMPLOYMENT SERVICES